



Connells

Woburn Road
Heath And Reach Leighton Buzzard



Property Description

Connells are delighted to market this NO UPPER CHAIN charming TWO BEDROOM cottage, located in Heath and Reach village, with Rushmere park and the popular St Leonards lower school within walking distance.

A cottage which boasts a great sized living dining room, letting plenty of natural light into the property via the dual aspect windows. The kitchen is a modern style, with plenty of work surfaces. From the kitchen there is a cupboard that houses the washing machine and combi boiler. The bathroom is also bright with a three piece family bathroom. The natural light illuminates the stairs that leads to the first floor from the dining area. Where two double bedrooms lead from, the master bedroom has a built in wardrobe.

Heath and Reach is a historic village with more than six hundred homes two miles north of Leighton Buzzard. The nearest city is Milton Keynes which is ten miles away where you'll be able to accomplish most of your shopping needs as well as having lots of bars, restaurants and sports facilities. Easy links to the A5 and M1 make it a sought-after spot for

commuters too.

The village has grown around a mix of thatched cottages and period properties which circle a traditional green and picturesque pump house. New build properties have grown up alongside former artisan cottages, Grade 2 listed buildings, and a stunning semi-rural mix of open fields, footpaths and bridleways.

Lounge Area

11' 8" x 10' 9" (3.56m x 3.28m)
Double glazed window. Double glazed door.
Log burner. Radiator. Laminate flooring.

Dining Area

9' 11" plus recess 8 x 8' 11" (3.02m plus
recess 8 x 2.72m)
Double glazed window. Radiator. Laminate
flooring.

Kitchen

5' 9" x 9' 6" (1.75m x 2.90m)
Double glazed window. Fitted kitchen with
wall and base units. Work surfaces with tiled
splashback. Stainless steel sink and drainer.
Electric oven. Electric hob with cooker hood
over. Plumbing for dishwasher. Space for
fridge freezer. Door to garden.

Bathroom

Double glazed window. WC. Wash hand
basin in vanity unit. Bath with shower over &
shower screen. Heated chrome towel rail.
Fully tiled walls. Tiled flooring.

Bedroom One

8' 10" to wardrobes x 10' 9" (2.69m to
wardrobes x 3.28m)
Double glazed window. Fitted wardrobes.
Radiator. Carpeted flooring.

Bedroom Two

8' 4" x 9' 2" (2.54m x 2.79m)
Double glazed window. Built in cupboard.
Radiator. Carpeted flooring. Loft access.

Inner Lobby

Loft Space

Double glazed velux window. Partly boarded.
Loft ladder.

Outside

Front Garden

Brick wall surround with wooden gate. Flower
beds.

Rear Garden

Gravel. Decked patio area. Shed. Wooden
panelled fencing.

Agents Note

PLEASE NOTE

Under the terms of the 1979 Estate Agency
Act we confirm that the vendor of this property
is an employee of Connells Estate Agents.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/LBC310893

Awaiting Photograph

Tenure: Freehold



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